

Prepared by and returned to:
The Orange Law Firm, PC
6750 Poplar Avenue #419
Memphis, TN 38138
901-753-9499

BK 0453 PG 0690

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 5th day of September, 2003, by and between **Jason C. Simon(MARRIED)**, party of the first part, and **Iva B. Allen(UNMARRIED)**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **DeSoto**, State of **Mississippi**:

Land situated in DeSoto County, Mississippi:

Lot 99 SECTION B THE HIGHLANDS AT, NORTH CREEK IN SECTION 17 TOWNSHIP 1 SOUTH, RANGE 8 WEST as shown on record in PLAT BOOK 66, PAGE 3, in the Office of DeSoto County, Mississippi, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to the party of the first part by WARRANTY Deed of record at Instrument Number BOOK 379 PAGE 202 in the Register's Office of **DeSoto** County, **Mississippi**.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.


The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

and 2003 City of **Southaven** and 2003 **DeSoto** County real estate taxes, which the party of the second part hereby assumes and agrees to pay;

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

X 
Jason C. Simon

X 
Whitney Simon

STATE OF TENNESSEE
COUNTY OF SHELBY

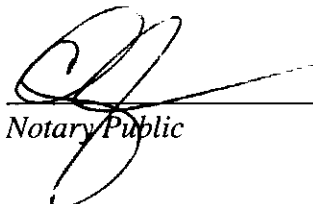
STATE MS.-DE SOTO CO.
FILED

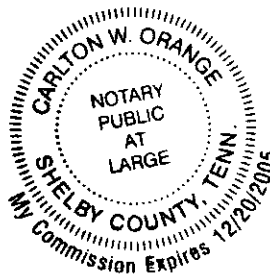
SEP 24 1 09 PM '03

BK 453 PG 690
FILED SHELBY CO. CLK.

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jason C. Simon and Whitney Simon** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that THEY executed the same as THEIR free act and deed.

WITNESS my hand and Notarial Seal at office this 5th day of September, 2003.


Notary Public



My Commission expires:

(FOR RECORDING DATA ONLY)

Property Address:
4255 Triple Crown Loop North
Southaven, MS 38671

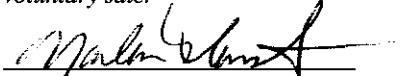
Property Owner:
Iva B. Allen &
4255 Triple Crown Loop North
Southaven, MS 38671

Ward, Block & Parcel Number:
10841704.00009.0

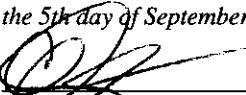
Mail tax bills to:
Iva B. Allen &
4255 Triple Crown Loop North
Southaven, MS 38671

This instrument prepared by:
The Orange Law Firm, PC
6750 Poplar Avenue, Suite 419
Memphis, TN 38138

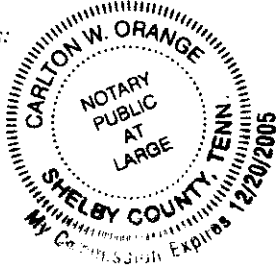
I, or we, hereby swear or affirm that to the best of
affiant's knowledge, information, and belief, the actual
consideration for this transfer or value of the property
transferred, whichever is greater is \$117,900.00, which
amount is equal to or greater than the amount which the
property transferred would command at a fair and
voluntary sale.


Affiant

Subscribed and sworn to before me this
the 5th day of September, 2003.


Notary Public

My Commission Expires:



Chicago Title Insurance Company #: _____
Orange Law Firm, PC#: 0308015

GRANTOR
JASON C. SIMON
PH# 662-342-9473
PH# 901-491-6823

GRANTEE
IVA ALLEN
PH# 662-349-8792
PH# 662-349-2548